

## SECTION 2A: LOW DENSITY RURAL RESIDENTIAL AND AGRICULTURAL SUB-DISTRICT (LDRR/A)

- 2A.1 **Purpose.** The Low Density Rural Residential and Agricultural Sub-district is located along the Gallatin River. The purpose of the LDRR/A Sub-District is to promote and preserve continued agricultural and rural residential use of property, including waterways, open space, trails, and wildlife corridors along the Gallatin River. This chapter establishes the LDRR/A Sub-District and the standards that are specifically applicable within the district. For the purpose of MCA 76-2-209, the LDRR/A Rural Residential and Agricultural Sub-District is determined to be residential in nature.
- 2A.2 **Principal Uses.** Principal uses permitted in the LDRR/A Zoning Sub-District are listed below. With the exception of agriculture and agricultural structures, any new construction associated with principal uses require an administrative land use permit from the Planning Department prior to any construction. See Section 7 for an explanation of the permitting process.

Use	Comments
Agriculture and Agricultural Activity	See definition. Also includes any associated structures and employee housing.
Essential Services, Type I	As defined in this Regulation
Home Occupations	As defined Section 6.2.7, Development Standards
Mobile Home Parks	
Religious Organizations and places of Worship	As defined in this Regulation
Residential	Includes single-family residences up to and including four-plexes (including apartments). Also includes accessory uses, guesthouses, and caretakers residences. Accessory dwelling units on a parcel shall not exceed more than two.
Riding Stables	
Schools	
Wind or Solar Towers	

- 2.1 **Conditional Uses.** Conditional uses permitted in the RR/A Zoning District are listed below. A conditional use will require a conditional use permit (CUP) prior to establishment. A CUP will require a public hearing and may require conditions to mitigate potential impact to surrounding properties. If a conditional use is approved, any new construction associated with that conditional use will require a land use permit.

Use	Comments
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Bed and Breakfast Inns	
Communications Towers	Outside of platted subdivisions
Community Centers	
Daycare facilities in compliance with applicable state regulations	
Essential Services, Type II	As defined in this Regulation
Golf Courses and Country Clubs	
Home-based businesses	As defined in this regulation
Non-Conforming Uses - Expansion	See Section 7.2 (Non-Conforming Uses)
Nursing and Residential Care Facilities	As defined by state statute and this Regulation
Residential	Residential uses exceeding four-plex units
RV Parks and Recreational Campgrounds	
Self-Storage	
Special events facilities and uses	
Veterinary Clinics	Not including Animal Kennel Operations

## 2.2 **Required Property Line Setbacks.**

- 2.2.1 **Setbacks:** There are no minimum property line setbacks. Property line setbacks are controlled by the landscape buffers described in Section 6.2.5. For residential uses, setbacks shall be controlled by existing covenants (lot owners are responsible for providing current covenant restrictions).
- 2.2.2 **Exemptions.** When a lot owner owns multiple lots, lot owners may build across lot lines and use a zero lot line. Setbacks and/or landscaped buffers apply on the outer lot lines.
- 2.3 **Building Height.** Building height is controlled by existing covenants (lot owners are responsible for providing current covenant restrictions). If covenants are not available, building height shall be limited to three stories above average grade OR 50 feet.
- 2.4 **Density.** The number of lots allowed is based on gross average density. There is no minimum lot size; lots may be any size as long as the overall density of the project does not exceed that allowed by the regulation. Base density in the LDRR/A subdistrict shall be one unit per 10 acres.
- 2.41 **Density Bonus.** If 75% of a development is preserved as open space in compliance with Section 6.3.4, density may be increased up to one unit per 5 acres.